

Definitions of “Floor Area”

City of Albany

20-1.10 Definitions.

Floor area shall mean the total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms.

City of Carpinteria

14.08.270 Floor area, gross.

"Gross floor area" means the total area of all floors of a building as measured to the outside surfaces of exterior walls and including halls, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices. (Ord. 315 § 1 (part), 1981)

14.08.275 Floor area, net.

"Net floor area" means the area included in surrounding walls of a building, or portion thereof, exclusive of vents, shafts, stairs, halls, attics, basements, garages, etc. (Ord. 315 § 1 (part), 1981)

14.08.385 Lot area, net.

"Net lot area" means the gross lot area minus any area lying within a public street, such public street being defined as a permanently reserved right-of-way which has been dedicated to the city or county. (Ord. 315 § 1 (part), 1981)

14.12.082 Building coverages.

1. Maximum Building Coverage. Thirty-five percent (35 %) of the net lot area is the maximum which may be covered by all enclosed buildings or structures located thereon. For the purpose of this section, "building coverage" is defined as the relationship between the ground floor area of enclosed buildings and the net area of the site, expressed in a percent form. This definition excludes pools, spas, patios (enclosed on two (2) sides or less) and similar uses as determined by the city manager.

2. Maximum Floor Area Ratio. Floor area ratio shall not exceed forty percent (40%) for all enclosed buildings or structures. For the purpose of this section "floor area ratio (FAR)" is defined as the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form. This definition excludes pools, spas, patios (enclosed on two (2) sides or less), and similar uses as determined by the city manager. (Ord. 399 § 2, 1986)

City of Claremont

The calculation of floor area shall include the floor areas of all floors of the main residential structure including the area of an upper level not separated from a lower level by a floor/ceiling assembly, floor areas of attached garages, carports and covered patios. Floor area shall not include the floor area of detached accessory structures, uncovered patios, decks or balconies. When any accessory building is located less than six feet from a main residential building, the floor area of such accessory building shall be included in

the floor area calculation of the main residential building. The accessory building shall still be subject to all accessory building standards.

City of La Canada Flintridge

2. Exceptions allowed through floor area review (Section 11.45.040):
 - a. Floor area exceeding the standard by up to four percent of subject lot area;
 - b. Floor area exceeding four thousand five hundred (4,500) square feet on lots with frontage of eighty (80) feet or less.
3. Exemptions from area calculations:
 - a. Attic space under six feet in height, except that between structural ties which are less than six feet above floor level, ceilings may exceed the height provided that spacing between the structural ties not exceed forty-eight (48) inches;
 - b. Floor levels entirely submerged below grade;
 - c. Eaves up to two feet six inches in depth;
 - d. Porches attached to the primary residence, and facing the street, with no enclosure between the heights of three feet and seven feet aside from the building face to which it is attached.

"Floor area ratio" means the square footage of lot areas under solid roof including, but not limited to, habitable attics and basements, lofts, guest houses, garages, barns, covered patios and other solid roofed accessory structures divided by the net lot area of the subject property.

City of Los Altos

14.02.070 Definitions.

"Floor area ratio" means the maximum ratio of gross floor area on a site to the total site area.

"Gross floor area" means:

2. For Calculating Floor Area Ratio. The total floor space of all floors of a building measured to the outside surfaces of the building, including, but not limited to, roof lines, exterior walls, or other external elements of the building envelope system. The floor area of any room or portion thereof shall be doubled if the ceiling height exceeds twelve (12) feet and if the peak of the roof section immediately above exceeds twenty (20) feet in height.

- a. Residential gross floor area shall include:
 - i. Stairwells on all levels;
 - ii. All covered parking areas;
 - iii. Interior courts with or without a roof;
 - iv. Attic space which is capable of being developed as habitable area as defined by the Uniform Building Code; and
 - v. Roofed porches, arcades, balconies, porticos, breezeways or similar features when located above the ground floor.
- b. Residential gross floor area shall exclude:
 - i. Basements;
 - ii. Attic space which is incapable of being developed as habitable area as defined by the Uniform Building Code;
 - iii. Structures under six feet in height; and

- iv. Ground floor balconies, porches, and other open structures (except carports) where at least one of the longest dimensions thereof is unenclosed and where the roof above is not an integral part of the house roof.

City of Los Gatos

Sec. 29.10.020. Definitions

Floor area, gross means the entire area of all floors, including basements and cellars, measured from the outer face of exterior walls or in the case of party walls from the centerline. Gross floor area includes any part of exterior balconies or walkways above the ground floor required for ingress and egress. Ornamental balconies and outside unroofed corridors not required for ingress or egress are excluded. The area of elevator shafts is excluded except on the ground floor.

City of Malibu

Floor Area, Gross. "Gross floor area" means the sum of the gross horizontal areas of the several floors of a building measured from the interior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, vehicular maneuvering areas, or any space where the floor-to-ceiling height is less than six feet.

City of Mill Valley

20.08.090 Effective lot area.

"Effective lot area" is the gross horizontal area of a lot minus any portion of the lot encumbered by a trail easement or recorded driveway or roadway easement.

City of Monterey Park

21.04.289 Floor area.

The sum of the gross areas of the floor or several floors of a building or buildings measured from the exterior faces of walls, including elevator shafts or stairwells at each floor, floor space in penthouses and attic space with headroom of eight feet or more, and excluding cellar or basement space, open balconies, or off-street parking. (Ord. 1964 § 3(1), 1999; Ord. 1691 § 5 (part), 1987).

21.04.290 Floor area, gross.

"Gross floor area" means the total floor area of all the floors of a building including the surrounding walls. (Ord. 1409 § 2 (part), 1976: prior code § 9211(F)(5)).

21.04.295 Floor area, net.

"Net floor area" means the gross floor area of a building or structure, minus elevator shafts, stairwells, floor area intended and designed for the parking of motor vehicles, interior balconies, and electrical and mechanical equipment rooms. "Net floor area" shall also exclude open interior pedestrian walkways, lobbies, plazas and interior balconies, such as those found in enclosed shopping malls, office and hotel lobbies and atrium buildings, which exceed minimum code requirements for hallways and passageways. (Ord. 1829 § 3, 1992: Ord. 1409 § 2 (part), 1976: prior code § 9211(F)(6)).

21.04.297 Floor area ratio (FAR).

The total net floor area on a zoning lot divided by the gross area of that lot (prior to any required dedications for street or utility rights-of-way). (Ord. 1829 § 4, 1992; Ord. 1691 § 5 (part), 1987)

City of Moraga

- c. FLOOR AREA RATIO means the ratio of the buildings gross floor area divided by the net lot area.
- d. GROSS FLOOR AREA means the sum of:
 - (1) The area measured on outside walls of the first story of the dwelling;
 - (2) Garage area measures on outside walls;
 - (3) That portion of any first story room with a ceiling height of 15 feet or more and not a part of a second story;
 - (4) Area of the second story measured on outside walls;
 - (5) The area of that portion of any attic space that has a clear height of 7 feet above the floor;
 - (6) The area of accessory structures greater than 400 square feet in area with permanent foundations, measured on outside walls. Each of the following structures is excluded from the calculation to determine the maximum allowable floor area.
 - a. A one time only building addition of 200 square feet or less in area to an existing residence, if no other additions have been previously approved;
 - b. A basement or attic, as defined by these guidelines;
 - c. An accessory building(s) with a total area of less than 400 square feet, other than a garage or carport; and
 - d. A covered or uncovered balcony, porch, and deck .
 - e. A legally constructed building which exceeds the maximum floor area permitted by the guidelines and which is destroyed by fire, flood, landslide or other act of nature. Such a building may be rebuilt with up to the same amount of floor area, subject to approval in accord with Section 8-1704 of the Town's Municipal Code.
 - f. A new residence in a Planned Development or Major Subdivision, where the maximum floor area of the new homes was approved by the Planning Commission and/or the Town Council.

City of Pacific Grove

23.16.050 Floor area limits

(a) "Gross floor area" means the total covered area of all floors of a main structure where the distance between the finished floor and finished ceiling is at least seven feet, including accessory structures greater than 120 square feet in area and covered parking, measured to the outside surface of exterior walls. Carports are measured to the outside surface of posts.

City of Palo Alto

(57) "Floor area ratio" means the maximum ratio of gross floor area on a site to the total site area.

City of Pasadena

1. For projects subject to the RS and RM-12 development standards, “gross floor area” means the floor area between the floor and roof above it, as measured from the outside edge of the exterior walls of the main structure and all accessory structures, excluding basements, patios, decks, balconies, uncovered porches, covered porches unenclosed on one or more sides, and covered parking other than required parking. Any portions of structures, including stairwells, over 17 feet in interior height, are counted twice for purposes of computing floor area (see Appendix A, GROSS FLOOR AREA IN RS AND RM-12 DISTRICTS).

2. In all other districts, “gross floor area” means the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than 7 feet, but excluding area used exclusively for vehicle parking or loading.

Floor Area, Net. “Net floor area” means the total floor area excluding garages, hallways, lobbies, elevators and other common spaces.

“Floor area ratio (FAR)” means the numerical value obtained by dividing the aboveground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land.

City of Redondo Beach

(70) "Floor area, gross". In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures.

a. Uses in nonresidential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories, and the floor area of mezzanines, lofts, and basements of a structure. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

b. Residential uses in "R" residential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, lofts, and garages. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two (2) feet above the existing grade or finished grade, whichever is lower, within the front forty (40) feet of the lot, or basements not located within the front forty (40) feet of the lot.

(71) "Floor area ratio" or "F.A.R." shall mean the numerical value obtained through dividing the gross floor area of a building or buildings located on a lot by the total area of such lot.

City of Rohnert Park

“Floor area, gross” means the area included within the surrounding exterior walls of a building or portion thereof, exclusive of HVAC, elevator shafts, courts and loading docks. The floor area of a building, or portion thereof, not provided with surrounding

exterior walls shall be the useable area under the horizontal projection of the roof or floor above.

“Floor area ratio (FAR)” means the gross floor area of all buildings on a lot divided by the building site area.

City of San Dimas

"Floor area ratio" means the numerical value obtained through dividing the gross floor area of the building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land. (Ord. 1007 § 2 (part), 1993; Ord. 37 § 137, 1961)

City of Santa Monica

Section 9.04.02.030-315 Floor area.

The total gross horizontal areas of all floors of a building, including usable basements and all areas measured from the interior face of exterior walls, or a wall separating two buildings excluded

- (a) Stairways and stairwells
- (b) Elevators, elevator equipment rooms and elevator shafts;
- (c) Ramps to a subterranean or semi-subterranean parking structure or ramps between floors of a parking structure provided the ramp does not accommodate parking;
- (d) Unenclosed decks, balconies and platforms not used for commercial or restaurant activity;
- (e) Courtyards, arcades, atria, paseos, walkways and corridors open to the outdoors whether or not covered by a roof provided they are not used for commercial or restaurant activity;
- (f) The volume above interior courtyards, atria, paseos, walkways and corridors whether covered or not;
- (g) Subterranean and semi-subterranean parking structures used exclusively for parking and loading and unloading;
- (h) At-grade parking not covered by a building, structure or roof;
- (i) Loading docks open or covered by a roof or canopy, but otherwise unenclosed and used exclusively for loading and unloading;
- (j) Mechanical equipment rooms, electrical rooms, telephone rooms, and similar space, if located below grade.

Floor area shall include those areas occupied by the following:

- (a) Restrooms, lounges, lobbies, kitchens, storage areas, and interior hallways and corridors;
- (b) The floor area of interior courtyards, atria, paseos, walkways and corridors covered by a roof or skylight;
- (c) Covered at-grade parking;
- (d) Above grade parking.

Floor area devoted to covered at-grade parking shall be counted at two-thirds of the actual area if all of the following conditions are met:

- (a) The floor devoted to parking does not exceed ten feet in height;
- (b) There is at least one level of subterranean or semi-subterranean parking provided on the parcel;

- (c) The at-grade and above grade parking levels are screened from view;
- (d) There is no parking on the ground floor within forty feet of the front property line;
- (e) The design of the parking levels is compatible with the design of the building as determined by the Architectural Review Board. (Added by Ord. No. 1826CCS § 1 (part), adopted 11/7/95)

Section 9.04.02.030-320 Floor area ratio (FAR).

The floor area of all buildings on a parcel divided by the parcel area. (Added by Ord. No. 1826CCS § 1 (part), adopted 11/7/95)

City of Saratoga

Floor area means the total habitable and/or accessible floor space under roof of all floors of a building measured to the outside surfaces of exterior walls, including halls, stairways, elevator shafts, ducts, service and mechanical equipment rooms, interior courts, underfloor areas with an interior height of five feet or greater, porches, verandas and similar building elements with a solid roof and enclosed on three or more sides, garages and enclosed accessory structures. In the case of a sloped ceiling or ground surface, the floor area shall be measured to the point at which the interior height is less than five feet. The term "interior courts" as used in this section means an area within the structure enclosed on all sides.

Floor area does not include basements, exterior roof overhangs, exterior unenclosed balconies, inaccessible attic areas, unenclosed accessory structures and unenclosed areas underneath exterior decks or balconies. The term "enclosed" as used in this section means a structure with three or more walls, or an equivalent percentage of enclosure for an area with more than four walls, and a solid roof. (Ord. 71-177 § 2, 1998; Ord. 223 § 2 (part), 2003)

15-45.030 Allowable floor area.

(a) Definition. As used in this Article, the term "allowable floor area" means the maximum gross floor area of the main structure (including any garage constituting a portion thereof), plus any accessory structures. For purposes of calculating allowable floor area, any space with an interior height of fifteen feet or greater shall be doubled. The allowable floor area is based upon the net site area and slope of the lot and the height of the main structure to be constructed or existing thereon as computed in accordance with the provisions of this Section. Net site area shall be calculated in accordance with Section 15-06.620 of this Code.

(b) Maximum standards. The standards set forth in this Section are intended to be maximum figures and the Planning Commission may, in considering any application, require that the floor area be reduced below the applicable standard if such reduction is necessary in order to make the findings prescribed in Section 15-45.080 of this Article.

(c) Slope adjustment. If the average slope of the lot is more than ten percent, the net site area of the lot shall be reduced by a percentage amount based upon the average slope and calculated as follows:

Average Slope of the Lot	Percentage of Net Site Area to be Deducted
--------------------------	---

10.01--20%	10% plus 2% for each 1 percent of slope over 10% *
20.01--30%	30% plus 3% for each 1 percent of slope over 20% *
Over 30%	60%

*Where the average slope is a fractional number, it shall be rounded up to the next whole number.

(d) Floor area standards. After reducing the net site area by the amount required for the slope adjustment under subsection (c) of this Section, if any, the floor area standard for the lot shall be determined in accordance with the table set forth below

Santa Barbara County

In coastal areas:

FLOOR AREA-GROSS: The total area of all floors of a building as measured to the surfaces of

interior walls and including corridors, stairways, elevator shafts, attached garages, porches,

balconies, basements, and offices. For attached or detached residential second units, this term

includes only the second unit and its directly accessible appurtenant interior spaces, and shall not

be considered to include any existing floor area not contained within the second unit, nor shall it

include the floor area of storage or other accessory structures or spaces not directly accessible

from the living area of the second unit. (Added by Ord. 4186, 3/14/95)

FLOOR AREA-NET: The gross floor area excluding vents, shafts, stairs, corridors, attics, and

unenclosed porches and balconies.

30 to 50% in coastal areas

Inland and coastal areas:

6. The total gross floor area of all covered structures, including an attached second unit, shall

not exceed forty percent (40%) of the gross lot area. (Added by Ord. 4128, 11/16/93)

FLOOR AREA RATIO: A measurement of development intensity represented by the quotient of net floor area, excluding basements used exclusively for storage and residential units that meet the County's definition of affordable housing, divided by net lot area. Where there is an approved Final Development Plan, the floor area ratio shall be the quotient of net floor area, excluding basements used exclusively for storage and residential units that meet the County's definition of affordable housing, divided by the sum of the net lot area of all parcels included in the Development Plan. (Amended by Ord. 4070, 10/6/92)

Summerland (unincorporated; within Santa Barbara County)

FLOOR AREA NET - Floor Area Net is the total floor area of all floors of a building as measured to the surfaces of exterior walls, excluding unenclosed porches, balconies and decks. Interior stairs shall be counted on only one floor. Easements or encroachments which diminish the usable area of the lot will be taken into consideration when establishing the lot area net, and this area shall be adjusted accordingly. Easements and encroachments include, but are not limited to, roads, wellsites, utility installations, portions of the property that in effect are used by other properties, etc.

FLOOR AREA RATIO - FAR is the Floor Area Net of the structure divided by the Lot Area Net.

City of Montecito

Floor area is defined as the total area of all floors of a building as measured to the interior surface of walls, excluding attics, basements and unenclosed porches, balconies, decks, garages and attached garages of 800 square feet or less. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the floor area of the structure.

City of Santa Monica

Section 9.04.02.030-315 Floor area.

The total gross horizontal areas of all floors of a building, including usable basements and all areas measured from the interior face of exterior walls, or a wall separating two buildings excluding:

- (a) Stairways and stairwells;
- (b) Elevators, elevator equipment rooms and elevator shafts;
- (c) Ramps to a subterranean or semi-subterranean parking structure or ramps between floors of a parking structure provided the ramp does not accommodate parking;
- (d) Unenclosed decks, balconies and platforms not used for commercial or restaurant activity;
- (e) Courtyards, arcades, atria, paseos, walkways and corridors open to the outdoors whether or not covered by a roof provided they are not used for commercial or restaurant activity;
- (f) The volume above interior courtyards, atria, paseos, walkways and corridors whether covered or not;
- (g) Subterranean and semi-subterranean parking structures used exclusively for parking and loading and unloading;
- (h) At-grade parking not covered by a building, structure or roof;
- (i) Loading docks open or covered by a roof or canopy, but otherwise unenclosed and used exclusively for loading and unloading;
- (j) Mechanical equipment rooms, electrical rooms, telephone rooms, and similar space, if located below grade.

Floor area shall include those areas occupied by the following:

- (a) Restrooms, lounges, lobbies, kitchens, storage areas, and interior hallways and corridors;

- (b) The floor area of interior courtyards, atria, paseos, walkways and corridors covered by a roof or skylight;
- (c) Covered at-grade parking;
- (d) Above grade parking.

Floor area devoted to covered at-grade parking shall be counted at two-thirds of the actual area if all of the following conditions are met:

- (a) The floor devoted to parking does not exceed ten feet in height;
- (b) There is at least one level of subterranean or semi-subterranean parking provided on the parcel;
- (c) The at-grade and above grade parking levels are screened from view;
- (d) There is no parking on the ground floor within forty feet of the front property line;
- (e) The design of the parking levels is compatible with the design of the building as determined by the Architectural Review Board. (Added by Ord. No. 1826CCS § 1 (part), adopted 11/7/95)

Section 9.04.02.030-320 Floor area ratio (FAR).

The floor area of all buildings on a parcel divided by the parcel area. (Added by Ord. No. 1826CCS § 1 (part), adopted 11/7/95)

City of Sunnyvale

"Floor area ratio" (FAR) means a ratio, expressed as a percentage, of the gross floor area of a given building, buildings, or portion of a building, to the net area of the parcel of real property on which such building or buildings are located. In determining the FAR for residential uses, the gross floor area shall include the area devoted to covered parking; in nonresidential uses, the area devoted to covered parking shall be excluded from the gross floor area.

"Gross floor area" means the following:

- (a) Single-family Residential Uses. The sum of the areas computed from the outside dimensions of a building, including supporting columns and unsupported wall projections (except eaves; uncovered balconies, porches and stairways; landing places; fireplaces and similar architectural features) for each floor. Garages are included in floor area calculations. Basement area may be exempt from the calculation as long as it is located no higher than two feet above grade.

City of Ventura

Floor area, gross

The total number of square feet of actual floor, stair, loft, or mezzanine area included within the outside faces of the surrounding exterior walls of all buildings on a site.